

P Book 85 Pg 42

STATE MS.-DE SOTO CO.
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BK. 85 PG. 42
V.L. HAY, CLERK.

This instrument prepared by:
Return recorded document to:

T.E. Williams, III
Midas Realty Corporation
1300 North Arlington Heights Road
Itasca, Illinois 60143

302 Industrial Drive
Southaven, MS

MEMORANDUM OF OPTIONAL LEASE AGREEMENT

This Memorandum of Optional Lease Agreement, dated this 1st day of February, 2000, is by and between BAKER ENTERPRISES, a general partnership, (hereinafter referred to as "Lessor") of 165 North Main Street, Suite 202, Collierville, Tennessee 38017, and MIDAS REALTY CORPORATION, a Delaware corporation, (hereinafter referred to as "Lessee") of 1300 North Arlington Heights Road, Itasca, Illinois 60143.

WHEREAS, Lessor and Lessee have entered into a certain Optional Lease Agreement dated February 1, 2000 for the Premises located at 302 Industrial Drive, City of Southaven County of DeSoto, State of Mississippi, more particularly described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

WHEREAS, Lessor and Lessee desire to set forth certain terms and conditions of said Lease by recordation of this Memorandum of Optional Lease.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

ORIGINAL

Lessee is granted the exclusive first right and option to lease the premises under certain circumstances as set forth in said Optional Lease Agreement, which Agreement and rights thereunder are covenants running with the land and are binding upon successors and assigns of Lessor.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum as of the day and year first above written.

LESSOR:
BAKER ENTERPRISES
a general partnership

LESSEE:
MIDAS REALTY CORPORATION,
a Delaware corporation

By: William Baker
William Baker, General Partner

By: Peter D. Cooke
Peter D. Cooke, Vice President

ATTEST:

ATTEST:

By: JoLynn Baker
JoLynn Baker, General Partner

By: T.E. Williams, III
T.E. Williams, III, Assistant Secretary

STATE OF Tennessee)
) ss:
COUNTY OF Shelby)

Before me appeared WILLIAM BAKER personally known to me to be a General Partner of Baker Enterprises and acknowledged that as such officer he executed the foregoing instrument, pursuant to authority given by the Board or Directors of said Corporation, on behalf of said Corporation as his free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 22nd day of February, 2000.

By: Guadalupe D. Bureno
Notary Public

My commission expires:

Sept. 18, 2002

STATE OF ILLINOIS)
) ss:
 COUNTY OF DUPAGE)

Before me personally appeared Peter D. Cooke, known to me to be the Vice President of MIDAS REALTY CORPORATION, a Delaware corporation, and acknowledged that as such Officer she executed the foregoing instrument on behalf of said Corporation and caused the Corporate Seal to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as her free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and seal this 3rd day of March, 2000.

By: *Jeanne A. Nelson*
 Notary Public

My commission expires:
2.20.02

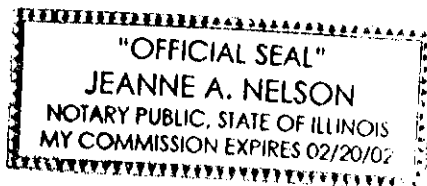


EXHIBIT A
Legal Description

Lot 11, Second Revision, 302 Industrial Park, in Section 25, Township 1 South, Range 8 West, City of Southaven, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 26, Page 18, in the office of the Chancery Clerk of DeSoto County, Mississippi, more particularly described as follows:

Commencing at the southeast corner of Section 25, Township 1 South, Range 8 West; thence South $89^{\circ}34'26''$ West, 1068.27 feet to a point; thence North $00^{\circ}00'00''$ East, 253.72 feet to a set $\frac{1}{2}$ " rebar with plastic cap in the west line of Industrial Drive (68' R.O.W.), said point being the point of beginning; thence south $89^{\circ}59'53''$ West with the north line of Lot Nos 12A, 12B, 12C, and 12D of the Second Revision, 302 Industrial Park recorded in Plat Book 26, Page 18, 242.61 feet to a set $\frac{1}{2}$ " rebar with plastic cap in the west line of Lot 11, Second Revision, 302 Industrial Park recorded in Plat Book 26, Page 18; thence North $00^{\circ}00'00''$ East with the west line of said Lot 11, 80.00 feet to a set $\frac{1}{2}$ " rebar with plastic cap in the south line of Lot 10, Second Revision, 302 Industrial Park recorded in Plat Book 26, Page 18; thence North $89^{\circ}59'53''$ East with the south line of said Lot 10, 242.61 feet to a set cross cut in concrete in the west line of said Industrial Drive; thence South $00^{\circ}00'00''$ West with the west line of said Industrial Drive, 80.00 feet to the point of beginning and containing 19,409 square feet of land.